

Camden Council  
Planning - Development Control,  
Camden Council,  
Camden Town Hall,  
London,  
WC1H 8ND

8<sup>th</sup> October 2024  
Amended 28<sup>th</sup> Jan 2025

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architects

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Dear Sir/ Madam,

# BURGHLEY YARD

## 106 BURGHLEY ROAD, LONDON NW5 1AL

FULL PLANNING PERMISSION:  
Alterations to commercial building

Please find enclosed the following drawings and documents in support of an application for planning permission for alterations to the above commercial property:

### Location

Location plan	BGY/LO/001/K	1:1250	A3
Site block plan	BGY/SP/001/F	1:200	A3

### Survey drawings

Ground Floor Plan	BGY/SUP/001A	1:50	A1
First Floor Plan	BGY/SUP/002B	1:50	A1
Roof Plan	BGY/SUP/003A	1:50	A1
External Cross Sections & Elevations	BGY/SUP/101B	1:50	A1
Long Sections AA & BB	BGY/SUP/102B	1:50	A1
External Elevations	BGY/SUP/103A	1:50	A1
Sections FF, EE & GG	BGY/SUP/104A	1:50	A1
Street Elevation	BGY/SUP/106	1:50	A2

### Proposal drawings

Ground Floor Plan	BGY/GAP/001A	1:50	A1
First Floor Plan	BGY/GAP/002A	1:50	A1
Roof Plan	BGY/GAP/003A	1:50	A1
External Cross Sections & Elevations	BGY/GAP/101A	1:50	A1
Long Sections AA & BB	BGY/GAP/102A	1:50	A1
External Elevations	BGY/GAP/103A	1:50	A1
Sections FF, EE & GG	BGY/GAP/104A	1:50	A1
Street Elevation	BGY/GAP/106A	1:50	A2

**Photographs**

Exterior photographs

BGY/PH/001/C

NTS

A3

**Document**

Covering letter

BGYL005

The proposed works comprise the following:

- Replacement of windows with doors to front and rear elevations;
- Addition of maintenance access walkways to eaves to roof;
- New openable rooflights and access hatches to roof pitches;
- Replacement of automated entrance gates on Burghley Road.

106 Burghley Road dates from the 1880s, the same time as the surrounding houses and shops. It was built as a single long shed with its entrance on Burghley Road, designed to house horse-drawn buses operated by the London General Omnibus Company. It is possible that the vehicles were stored at ground floor level, with the horses stabled at above first floor level, although the 1890s OS below suggests it may have been entirely given over to stables.



THE LONDON GENERAL OMNIBUS COMPANY'S STABLES AT HOLLOWAY.

The original first floor filler joist concrete floor structure suggests that a ramp rose through the centre of the shed.

The building appears to have avoided damage during WWII, as can be seen from the RAF Aerial photograph taken some time between 1945-49, although adjacent properties were destroyed; the bomb damage map shows a number of properties tinted blue and black.



The horse ramp would have been removed and the first floor infilled with more modern structure when the building was converted to a factory at some point in the mid C20; the lantern rooflights may also have been lost at this time. It was subsequently used as a carpet warehouse, and in the 1990s was converted to form the offices of Van Heyningen Haward Architects. VHH removed two bays of roofing, to create a courtyard which today still separates the commercial building at no. 106 Burghley Road that is the subject property of this application, from the three dwellings that occupy the road-side end of the original building which are now in separate ownership. 106 Burghley Road is still accessed via the passageway beneath the residential properties and includes the courtyard space.

The building retains its existing masonry flank walls, and large timber trusses, but was newly roofed in corrugated metal and given modern highly glazed front and rear elevation in the 1990s as part of the conversion works.

The building lies just outside adjacent conservation areas but is locally listed.

Planning permission was granted in 1996 for change of use to: 510m2 B1 (office); 220m2 B8 (storage) and three maisonettes. The architects appear to have subsequently used the whole space as B1 under permitted development. The use class B1 now falls within broader class of E which includes: Commercial, Business and Service uses. The applicant wishes to use the building as an artist's studio, which also falls within use class E and so does not require a change of use permission.

It is worth noting that since 2021 it has been permitted to convert a use class E building into residential use, where the building is not in a conservation area, without planning permission. However Camden have imposed an article 4 direction on no. 106 Burghley Road which serves to withdraw this PD right.

The proposed alterations to the roof of the building improve the natural light within, and enable improved maintenance access to the roof. Alterations to the front elevation allow improved access into and within the building for the fabrication of artworks. The replacement gates to the Burghley Road elevation are required for improved automated vehicle access as well as the introduction of pedestrian access.

Please do not hesitate to contact this office if you require further information or wish to make a site visit.

Yours faithfully,



Lisa Shell  
MA(Cantab) DipArch DipCons(AA) RIBA  
**LISA SHELL architects**

cc. Make Some Space Ltd                      applicant